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Joint Legislative Budget  
Committee  
Finance Advisory Committee

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**Monday December 19, 2005**

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# Arizona Single Family Construction Activity

County	2002	2005
■ Maricopa	63 percent	52 percent
■ Pinal	8	16
■ Pima	12	13
■ Coconino	2	1
■ Yavapai	4	5

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# Arizona Single Family Average Permit Value

County	2002	2005
■ Maricopa	\$155,080	\$184,025
■ Pinal	108,130	125,090
■ Pima	151,220	168,725
■ Coconino	145,910	200,835
■ Yavapai	136,725	179,985

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# Arizona Commercial Construction Activity

**County**

**2005**

■ Maricopa	75 percent
■ Pinal	4
■ Pima	10
■ Coconino	1
■ Yavapai	1

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# New Housing Permits

	Maricopa	Pinal
■ 2005 YTD	33,946	13,944
■ 2004	48,136	11,495
■ 2003	39,652	6,730
■ 2002	34,309	4,433

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# New Housing Permits

## Maricopa County

■ 2000s YTD	221,404
■ 1990s	242,161
■ 1980s	151,796
■ 1970s	171,406

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# Median New Home Price Maricopa County

■ 2003	<b>\$173,240</b>
■ 2004	<b>\$195,000</b>
■ 2005 Nov.	<b>\$288,980</b>

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# Resale Home Market Maricopa County

## ■ SALES ACTIVITY

□ 2005 YTD	104,365
□ 2004	102,115
□ 2003	73,785

## ■ MEDIAN PRICE

□ 2005 Nov.	\$ 263,000
□ 2004	\$ 174,815
□ 2003	\$ 155,000

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# Median Rate of Appreciation Maricopa County

■ 2000	4.8 percent
■ 2001	5.4 percent
■ 2002	6.0 percent
■ 2003	6.3 percent
■ 2004	8.4 percent
■ 1981-2004	4.0 percent

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# Housing Market Pinal County

	New	Resale
■ 2004	7,445	3,790
■ 2005 YTD	7,632	4,260
■ 2004	\$145,900	\$137,500
■ 2005 Aug.	198,770	212,950

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# Housing Indicators

## Maricopa County

### ■ Affordability

■ Year	Resale	New
□ 2000	117	100
□ 2001	124	108
□ 2002	124	113
□ 2003	126	113
□ 2004	114	102
□ 2005 3 <sup>rd</sup> Qtr	78	78

# COMPARATIVE RESALE HOUSING PRICES

■ Areas	Third Qtr. 2004	Third Qtr. 2005
<b>United States</b>	\$188,200	215,900
Phoenix	177,500	259,700
San Diego	578,300	615,000
Las Vegas	283,200	313,000
Dallas	140,300	147,200
Atlanta	159,700	171,200

Source: NAR

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# Housing Indicators Maricopa County

## ■ Inventory Turnover

■ Year	Resale	New
□ 2002	7 percent	3 percent
□ 2003	8 percent	4 percent
□ 2004	11 percent	5 percent
□ 1982-2004	7 percent	3 percent

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# Housing Indicators Maricopa County

## ■ Jobs per resale home

■ Year	Resale
□ 2000	29
□ 2001	26
□ 2002	25
□ 2003	22
□ 2004	16
□ 2005 YTD	15
□ 1982-2004	29

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# Housing Behavior

- Homes are an investment
  - ❑ Owner/occupant investor
  - ❑ Owner/landlord investor
  - ❑ Owner/speculator investor
- Motivation
  - ❑ Long-term: self-sufficiency
  - ❑ Short-term: lifestyle enhancement
- Return
  - ❑ Income: Rental    Financing
  - ❑ Appreciation

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# Other Real Estate Topics

- Condomania
  - New projects
  - Conversions
  - Commercial
- Retail Development



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# Final Comment

How can something seem so plausible at the time and so idiotic in retrospect?

Calvin

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# Contact

- [WWW.EAST.ASU.EDU/AREC](http://WWW.EAST.ASU.EDU/AREC)